



Columbia County Planning Commission
Proposed Agenda for July 7, 2016 at 6:00 P.M.
Evans Government Center Auditorium
Evans, Georgia

Planning Commissioners:
Countywide - Jim Cox

District 1 – Chris Noah
Vice-Chairman – Donald Skinner

District 3 – Richard Henderson, Sr.
District 4 – Dewey Galeas

- A. CALL TO ORDER..... Chairman Cox
- B. INVOCATION Chairman Cox
- C. PLEDGE OF ALLEGIANCE..... Chairman Cox
- D. ROLL CALL / QUORUM Chairman Cox
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Cox
 - 1. June 16, 2016
- F. APPROVAL OF THE AGENDA Chairman Cox
- G. PRESENTATION..... Chairman Cox
- H. DEBATE AGENDA Chairman Cox
 - 1. Unfinished Business Chairman Cox
 - a. Rezoning
 - 1. None
 - b. Variance
 - 1. None
 - 2. New Business Chairman Cox
 - a. Conceptual Plan
 - 1. **McCormick Hills**, located off of Anneswood Road, zoned R-3 (Single Family Residential), 17 lots, 8.0 +/- acres, Tax Map 077B Parcel 115B and 115 (portion of), *Commission District 2. **Staff Assignment Andrew Strickland.***
 - b. Preliminary Plat
 - 1. **Whispering Pines II**, located off of William Few Parkway, zoned PUD (Planned Unit Development), 116 lots, 51.4 +/- acres, Tax Map 059 Parcel 138G, *Commission District 4. **Staff Assignment Nayna Mistry.***
 - 2. **Ridges at Riverwood, Phase VI**, located off of Franklin Ridge Road, zoned PUD (Planned Unit Development), 62 lots, 31.21 +/- acres, Tax Map 058 Parcel 134, *Commission District 4. **Staff Assignment Nayna Mistry.***
 - c. Final Plat
 - 1. None
 - d. Plan Revisions
 - 1. **RZ16-07-02**, Minor S-1 (Special District) Revision, Tax Map 071 002E, 25.22+/- acres, located at 4798 Hardy McManus Road. *Commission District 1. **Staff Assignment Danielle Bolte.***

e. Public Hearings

1. **RZ16-07-01a, (Public Hearing)**, Rezone from R-A (Residential Agricultural District) to PUD (Planned Unit Development), Tax Map 051 Parcel 069, 33.67+/- acres, located at the end of Canterbury Farms Parkway. *Commission District 4. Staff Assignment Danielle Bolte.*
2. **RZ16-07-01b, (Public Hearing)**, Major PUD (Planned Unit Development) Revision, Portion of Tax Map 051 Parcel 070U, 55.89+/- acres, and Tax Map 051 Parcel 069, 33.67+/- acres, located at the end of Canterbury Farms Parkway. *Commission District 4. Staff Assignment Danielle Bolte.*
3. **VA16-07-01, (Public Hearing)**, Variance to Sections 90-98 *List of Lot and Structure Requirements* and 90-139 *Buffers*, Tax Map 073A Parcel 167, 0.463+/- acres, located at 227 S. Belair Road. *Commission District 2. Staff Assignment Will Butler.*

f. Items Added (which need immediate action or have not gone before Committee)

1. None

I. LEGAL MATTERS County Attorney Driver

1. None

J. STAFF AND COMMISSIONER COMMENTS Chairman Cox

1. **Architectural Review** – Dairy Queen at Lewiston Road and Bluegrass Trail

K. PUBLIC COMMENTS AND PARTICIPATION Chairman Cox

The next scheduled Planning Commission meeting is July 21, 2016 at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



CONCEPTUAL PLAN

July 7, 2016

McCORMICK HILLS

Property Information

Subdivision Name	McCormick Hills
Location/address	Off Anneswood Road
Tax Map / Parcel	Tax Map 077B Parcels 115 (portion of) and 115B
Total Acreage	8.0 acres
Number of lots/units	17
Zoning	R-3 (Single Family Residential)
Owner/Developer	Harish Amin
Commission District	District 2 (Allen)
Recommendation	Approval

Summary and Recommendation

Applicant Harish Amin has submitted for approval a conceptual site plan for McCormick Hills, a single family neighborhood located at the end of Anneswood Road. The site includes two properties, Tax Map 077B Parcel 115B and a portion of Tax Map 077B Parcel 115, totaling 8.0 +/- acres, currently zoned R-3 (Single Family Residential).

This project is located between Old Evans Road and Old Petersburg Road in a largely residential area; surrounding properties are zoned primarily R-3 (Single Family Residential) with a church and associated cemetery bordering the property to the west and east, and South Columbia Elementary School nearby on the opposite side of McCormick Road. At this time, the proposed project will be accessible only from Anneswood Road, off of Old Evans Road, and will not connect to McCormick Road.

The proposed development extends Anneswood Road from its current stub out at the property line in an S-curve towards the creek and wetlands near the parcel boundaries. The currently proposed development will not cross the creek at this time, but will be required to stub out the road at the limits of the state waters buffer. Any development of the remainder of 077B 115 will be required to connect to this stub out, eventually connecting this development through to McCormick Road.

The proposed subdivision currently includes 17 lots along both sides of the extension of Anneswood Road. The stormwater management area is proposed in the northeast corner of the development. Sewer will be provided via an extension from Mansfield Place; the associated easements are yet to be acquired.



July 7, 2016

CONCEPTUAL PLAN

MCCORMICK HILLS

There is common area provided outside of the stormwater management and wetland areas sufficient for the development. A twenty-foot natural buffer is provided against the church property. No additional buffers are required.

Staff recommends **approval** of the conceptual plan.

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

GIS:

1. Although not required at this stage of review, a CD or digital copy of the AutoCAD drawing files including the Cover Sheet and Lot Layout are required to be submitted during preliminary plan review. The drawing files need to be in state plane (Georgia, East Zone, NAD 83 coordinate system) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation.
2. Please show addresses once assigned. Addressing will be assigned once an AutoCAD DWG meeting all requirements has been submitted.

Environmental Services:

Need to provide stormwater quality.

Water and Sewer:

Show water and sanitary sewer tie-in.



July 7, 2016

PRELIMINARY PLAT

WHISPERING PINES II

Property Information

Subdivision Name	Whispering Pines II
Location/address	Off William Few Parkway
Tax Map / Parcel	Tax Map 059 Parcel 138G
Total Acreage	51.4 acres
Number of lots/units	116 lots
Zoning	PUD (Planned Unit Development)
Engineer	Bryant Engineering
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Whispering Pines of Georgia seeks preliminary plat approval for Section 2 of Whispering Pines, located off William Few Parkway. The property is zoned PUD (Planned Unit Development). The proposed subdivision is 116 lots on approximately 51.4 acres.

The PUD zoning was approved for this property in 2005 (RZ05-10-10) with a subsequent major revision earlier this year (RZ16-03-06).

The average lot size in this section is 8450 square feet, with a minimum lot size of 6500 square feet. Setbacks for this section are 25 feet from the right of way, 5 feet from side and rear property lines for 50- and 60-foot lots, and 7.5 feet from side and rear property lines for 65- and 70-foot lots. Sidewalks are required and are proposed on both sides of the road.

Significant open space is provided in this section, including a large park area at the intersection of Whispering Pines Way and Overcup Lane and buffers along all exterior property lines. Buffers are also provided between lots wherever they back up to each other.

The conceptual plan for this section was approved at the March 3, 2016 Planning Commission meeting; a revised concept plan was approved at the June 2, 2016 meeting. The submitted plat appears to substantially comply with the approved revisions to the concept plan.

Staff recommends **approval**. The plat will not be released until comments from all County departments have been addressed.



PRELIMINARY PLAT

RIDGES AT RIVERWOOD VI

Property Information

Subdivision Name	Ridges at Riverwood, Phase VI
Location/address	Off Franklin Ridge Road
Tax Map / Parcel	Tax Map 058 Parcel 134
Total Acreage	31.21 acres
Number of lots/units	62 lots
Zoning	PUD (Planned Unit Development)
Engineer	Civil Design Solutions
Commission District	District 3 (Richardson)
Recommendation	Approval with Conditions

Summary and Recommendation

Riverwood Land, LLC, seeks preliminary plat approval for phase VI of the Ridges at Riverwood, located off Franklin Ridge Road. The property is zoned PUD (Planned Unit Development). The proposed subdivision is 62 lots on approximately 31.21 acres.

The PUD zoning was approved for this property in 2005 (RZ05-10-10) with a subsequent major revision earlier this year (RZ16-03-06).

The average lot size in this section is 11,611 square feet, with a minimum lot size of 5500 square feet. Setbacks for this section are 30 feet from the right of way, 5 feet from side property lines, and 10 feet from rear property lines. Sidewalks are required and are proposed on both sides of the road, with a short section proposed along one side of Franklin Ridge Road to connect the two entrances to this phase of the Ridges. The multi-use trail runs along the opposite side of Franklin Ridge Road. Conditions are included to require the extension of the sidewalk northward along Franklin Ridge Road towards the Lullwater apartments, where a sidewalk has been stubbed out to the right of way of Franklin Ridge Road, and to require a crosswalk connection at Dewaal Street to provide direct access to the multi-use trail.

11.74 acres of open space are provided in this section.

This plat was submitted for review prior to the requirement for a conceptual plan approval.

Staff recommends **approval with conditions**. The plat will not be released until comments from all County departments have been addressed.



PRELIMINARY PLAT

RIDGES AT RIVERWOOD VI

Conditions

Planning:

1. The developer shall extend the sidewalk north along Franklin Ridge Road to the property line, with the intent of connecting to the existing sidewalk on the Lullwater property.
2. A crosswalk shall be provided across from Dewaal Street to connect residents to the walking path on the opposite side of Franklin Ridge Road.





REZONING

July 7, 2016

FILE : RZ16-07-02

Minor S-1 Revision

Property Information	
Tax Map/Parcel ID	071 002E
Address/Location	4798 Hardy McManus Road
Acreage (+/-)	25.22 +/-
Current Zoning	S-1 (Special)
Existing Use	Church
Request	Minor Revision
Commission District	District 1 (Duncan)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner Journey Community Church, Inc., and applicant S D Clifton Construction, Inc., request a minor revision to the S-1 (Special) zoning for one parcel, Tax Map 071 Parcel 002E, 25.22 +/- acres, located 4798 Hardy McManus Road.

The property is located on the south side of Hardy McManus Road and is currently zoned S-1 (Special) and is in use as a church. Surrounding properties are primarily residential in nature. The original zoning for the church was approved in 1998, with revisions approved earlier this year to the building layout, parking phasing, and stormwater pond locations.

The applicants are requesting a minor revision to permit the use of a modular classroom while construction is completed on the planned expansion to the children's classroom area. This expansion is expected to be complete by February 2017, at which point the modular building would be removed.

The proposed location of the modular building is to the rear of the site, in an area designated for open space on the approved site plan. Since the use of the modular building will be temporary, staff does not consider the placement of the building an issue. The Health Department has noted that the location will be very close to the recently installed septic tank; care should be taken when the building is placed on the site to not impact the septic system.

Staff recommends **approval with condition** of the request for a minor revision to the S-1 (Special) zoning for one parcel, Tax Map 071 Parcel 002E, 25.22 +/- acres, located 4798 Hardy McManus Road.



REZONING

July 7, 2016

FILE : RZ16-07-02

Minor S-1 Revision

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

The modular building must be removed from the site by July 7, 2017.

Health Department:

The proposed modular classroom addition should not be located to compromise the newly installed septic system. There are two 1500 gallons septic tanks tied together in series placed 33 feet from the existing Sanctuary building. This system was installed 6/17/2015 by Scott Rowe. Please refer to the attached drawings

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Fire Marshal:

To comply with applicable fire codes.

Stormwater Management:

Modification to the existing Stormwater management facility will be required unless it is shown that this building will not have any impact to the existing stormwater management design.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Surrounding properties are primarily residential. The proposed use is suitable for the site, and the proposed location at the rear of the property will reduce the visibility of the modular building from surrounding properties.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The zoning proposal will not adversely impact the use of surrounding properties.

A Community of Pride...A County of Vision...Endless Opportunity



REZONING

July 7, 2016

FILE : RZ16-07-02

Minor S-1 Revision

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property does have a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposal will not excessively burden existing streets, facilities, utilities, or schools. Care must be taken however in placing the building on the site so as to not impact the septic system.

5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**

The proposed use is not covered under the adopted land use plan; the church is an appropriate use in this neighborhood area however, and the proposed revision is in keeping with their use of the property.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

There are none.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal meets this test.

COLUMBIA COUNTY
GEORGIA



REZONING

July 7, 2016

FILE : RZ16-07-01A

R-A to PUD

Property Information	
Tax Map/Parcel ID	051 069
Address/Location	End of Canterbury Farms Parkway
Acreage (+/-)	33.67 +/-
Current Zoning	R-A (Residential Agriculture)
Existing Use	Vacant
Request	PUD (Planned Unit Development)
Commission District	District 4 (Morris)
Recommendation	Disapproval

Summary and Recommendation

Owner Larry Prather and applicant Keith Lawrence request the rezoning of one parcel, Tax Map 051 Parcel 069, 33.67 +/- acres, from R-A (Residential Agriculture) to PUD (Planned Unit Development) to add the property to the existing Canterbury Farms development.

The parcel is landlocked, but is near the end of Canterbury Farms Parkway adjacent to existing land zoned as part of Canterbury Farms but as yet undeveloped. The property is surrounded by PUD and R-A zoning. If rezoned, this property would be used for additional single family residences within Canterbury Farms.

The primary concern with this rezoning request is access into the development. The most recent PUD plan allows for just over 1300 homes that currently share a single access point from Chamblin Road. 57 additional lots would be developed on this parcel to be added to the PUD. While this represents a small percentage increase in the number of homes in the development, any increase in the number of homes adds to the traffic into and out of this neighborhood, impacting Chamblin Road and William Few Parkway, as well as the number of people who could potentially be impacted if movement along Canterbury Farms Parkway and/or Chamblin Road were disrupted. Therefore, staff is recommending disapproval of this request until Canterbury Farms Parkway can be extended out to Baker Place Road to provide a second access point into the development.

Staff recommends **disapproval** of the request to rezone one parcel, Tax Map 051 Parcel 069, 33.67 +/- acres, from R-A (Residential Agriculture) to PUD (Planned Unit Development).



REZONING

July 7, 2016

FILE : RZ16-07-01A

R-A to PUD

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Environmental:

1. Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.
2. State Waters are present on the property. There is an established 25-foot buffer from the edge of wretsted vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.
3. According to FEMA FIRM 13073C0230D, this property contains A Zone. Prior to development on this site, the applicant is required to establish Base Flood Elevations using detailed methods for the submittal of a Letter of Map Revision (LOMR) to FEMA. The applicant must receive LOMR approval from FEMA prior to final plat approval.
4. All stream crossings will need to be designed for the 100-year storm.
5. All stream crossings will need to be permitted by the USACE.

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

Fire Marshal:

To comply with applicable fire codes.



REZONING

July 7, 2016

FILE : RZ16-07-01A

R-A to PUD

GIS:

1. Although not required at this stage of review, a CD or digital copy of the AutoCAD drawing files including the Cover Sheet and Lot Layout are required to be submitted during preliminary plan review. The drawing files need to be in state plane (Georgia, East Zone, NAD 83 coordinate system) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation.
2. Please show addresses once assigned. Addressing will be assigned once an AutoCAD DWG meeting all requirements has been submitted.
3. Please submit five road names for review/approval for the new road network. Canterbury Farms Parkway will be continued as well as Chesham Avenue (in Phase 3).

Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

Traffic Engineering:

1. Columbia County's Project Access Improvement Policy requires developments with a projected count total of 2400 or more trips per day to submit a Traffic Impact Study. This study is based on the overall development with all uses combined. Contact the Engineering Services Department to discuss the scope of the study.
2. The multi-use path will be required to extend along Canterbury Farms Parkway.
3. Planting of live oaks requires a minimum of a 10-foot wide planter strip and requires a root barrier, 2in x 20in.

Water and Sewer:

Water and sewer service is accessible from within the existing development. Water and sewer flow tests will be needed to determine available capacities. The Owner/Developer is responsible for all costs to extend water and sewer to the properties.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties are either part of Canterbury Farms or R-A large lot residential properties. The proposed use is suitable as an expansion of the existing development.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The zoning proposal will not adversely impact the use of surrounding properties.



REZONING

July 7, 2016

FILE : RZ16-07-01A

R-A to PUD

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property does have a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposal would add additional traffic to Canterbury Farms Parkway, Chamblin Road, and likely William Few Parkway. Realistically, the proposed rezoning only adds an additional 59 lots above what is already approved within Canterbury Farms; it is unlikely that these 59 lots would create an excessive burden on the streets, utilities, or schools relative to the 1300 lots already approved.

5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**

According to the adopted Vision 2035 plan, this property is part of the area targeted for future neighborhood growth. The proposed rezoning is therefore in keeping with the future land use plan.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The existing condition of the development, with one way in and out, raises safety concerns for the residents of this large neighborhood, especially in an emergency situation. Adding additional lots to this neighborhood could exacerbate this potentially unsafe situation.

Similar PUDs in the area, including Ivy Falls, Bartram Trail, and Crawford Creek, are approved for far fewer homes and have provided multiple access points for their residents. The requirement for this development to provide a second access is in keeping with this pattern.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal does not meet this test.



REZONING

July 7, 2016

FILE : RZ16-07-01B

Major PUD Revision

Property Information	
Tax Map/Parcel ID	051 070U (portion of) and 051 069
Address/Location	End of Canterbury Farms Parkway
Acreage (+/-)	89.56 +/-
Current Zoning	R-A (Residential Agriculture) and PUD (Planned Unit Development)
Existing Use	Vacant
Request	Major PUD Revision
Commission District	District 4 (Morris)
Recommendation	Approval with Conditions

Summary and Recommendation

Owners CSRA Blue Sky, LLC, and Larry Prather and applicant Keith Lawrence request a Major Revision to the Canterbury Farms PUD to add Tax Map 051 Parcel 069 into the PUD and to revise the layout for a 55.89 +/- acre portion of Tax Map 051 Parcel 070U.

The parcels are located at the end of Canterbury Farms Parkway and are surrounded by PUD and R-A zoning. Parcel 051 070U is already zoned PUD as part of Canterbury Farms, while a rezoning request has been submitted as part of this application to add parcel 051 069 into the development.

The approved site plan for this portion of parcel 051 070U allows for 150 70- to 80- foot lots arranged around several loop roads branching off of Canterbury Farms Parkway. The revision to the PUD modifies the layout for this section of 051 070U and provides a plan for adding parcel 051 069 into the development.

The main change to the proposed layout for parcel 051 070U adds a cul-de-sac to Section II; in the approved layout, this road continues through to the other side of the loop. Staff would suggest reverting to the original layout for this section to maintain the connection for several reasons, among them the County-wide aim to minimize cul-de-sacs where possible and encourage connecting roads, and the character of this section of the development, which utilizes connecting loop roads and very few cul-de-sacs. The overall lot total in this area remains much the same as the approved plan, with 152 lots shown. The lots are narrower, ranging from 55 to 75 feet, but are balanced by well-distributed open space areas.

The plan for the new parcel in the PUD adds 57 lots to the development, bringing the total for this rear section to 209 lots. The lots on this parcel would be 65 to 70 feet wide. The layout is a simple loop with a connecting cross street. This is a typical layout, particularly in the rear section of this subdivision, where roads generally do connect to each other and cul-de-sacs are minimized. Sidewalks would be provided on both sides of all streets.



REZONING

July 7, 2016

FILE : RZ16-07-01B

Major PUD Revision

Three additional park areas would be provided within the new sections of the development, ranging from approximately half an acre to just over an acre in size. Additionally, passive open space is provided along the creek dividing the two properties and in buffers along Canterbury Farms Parkway. The walking trail along Canterbury Farms Parkway would also be extended into this section.

The primary concern with the major revision is the inclusion of the new property; staff is recommending approval with conditions of the request to revise the layout for the lots on the property that is already part of Canterbury Farms, however, this approval does not include the layout for the lots on the adjacent parcel, 051 069, since the rezoning for this parcel is recommended for disapproval.

Staff recommends **approval with conditions** of the request for a Major Revision to the Canterbury Farms PUD to revise the layout for a 55.89 +/- acre portion of Tax Map 051 Parcel 070U, located at the end of Canterbury Farms Parkway and currently zoned PUD.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. The lots shown on parcel 051 069 are not included in this approval and shall not be included on any plat submitted for review.
2. When the lots on 051 070U are developed, the road should stub out at the creek to allow for future development.
3. The cul-de-sac in phase II must be removed and the road connected through as shown on the 2008 approved plans.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Environmental:

1. Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.



REZONING

July 7, 2016

FILE : RZ16-07-01B

Major PUD Revision

2. State Waters are present on the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.
3. According to FEMA FIRM 13073C0230D, this property contains A Zone. Prior to development on this site, the applicant is required to establish Base Flood Elevations using detailed methods for the submittal of a Letter of Map Revision (LOMR) to FEMA. The applicant must receive LOMR approval from FEMA prior to final plat approval.
4. All stream crossings will need to be designed for the 100-year storm.
5. All stream crossings will need to be permitted by the USACE.

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

Fire Marshal:

To comply with applicable fire codes.

GIS:

1. Although not required at this stage of review, a CD or digital copy of the AutoCAD drawing files including the Cover Sheet and Lot Layout are required to be submitted during preliminary plan review. The drawing files need to be in state plane (Georgia, East Zone, NAD 83 coordinate system) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation.
2. Please show addresses once assigned. Addressing will be assigned once an AutoCAD DWG meeting all requirements has been submitted.
3. Please submit five road names for review/approval for the new road network. Canterbury Farms Parkway will be continued as well as Chesham Avenue (in Phase 3).

Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

Traffic Engineering:

1. Columbia County's Project Access Improvement Policy requires developments with a projected count total of 2400 or more trips per day to submit a Traffic Impact Study. This study is based on the overall development with all uses combined. Contact the Engineering Services Department to discuss the scope of the study.

2. The multi-use path will be required to extend along Canterbury Farms Parkway.
3. Planting of live oaks requires a minimum of a 10-foot wide planter strip and requires a root barrier, 2in x 20in.

Water and Sewer:

Water and sewer service is accessible from within the existing development. Water and sewer flow tests will be needed to determine available capacities. The Owner/Developer is responsible for all costs to extend water and sewer to the properties.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties are either part of Canterbury Farms or R-A large lot residential properties. The proposed use is suitable as an expansion of the existing development.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The zoning proposal will not adversely impact the use of surrounding properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal would add additional traffic to Canterbury Farms Parkway, Chamblin Road, and likely William Few Parkway. Realistically, the proposed rezoning only adds an additional 59 lots above what is already approved within Canterbury Farms; it is unlikely that these 59 lots would create an excessive burden on the streets, utilities, or schools relative to the 1300 lots already approved.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
According to the adopted Vision 2035 plan, this property is part of the area targeted for future neighborhood growth. The proposed rezoning is therefore in keeping with the future land use plan.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
The existing condition of the development, with one way in and out, raises safety concerns for the residents of this large neighborhood, especially in an emergency situation. Adding additional lots to this neighborhood could exacerbate this potentially unsafe situation.



REZONING

July 7, 2016

FILE : RZ16-07-01B

Major PUD Revision

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal does not meet this test.





VARIANCE

July 7th, 2016

FILE : VA16-07-01

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 073A Parcel 167
Address/Location	227 South Belair Road
Acreage (+/-)	0.463 +/- acres
Current Zoning	P-1 Professional
Existing Use	Vacant
Request	Variances to Section 90-98 <i>List of Lot & Structure Requirements</i> & Section 90-139 <i>Buffers</i>
Commission District	District 2 (Allen)
Recommendation	Approval (Section 90-98) Approval with Condition (Section 90-139)

Summary and Recommendation

Owners Olusegun Adeleke, Edith Adeleke, and Donata K. Sabiti and applicant Joseph Homes requests variances to Section 90-98 *List of Lot & Structure Requirements* and Section 90-139 *Buffers* for Tax Map 073A Parcel 167, 0.463 +/- acres located at 227 South Belair Road, currently zoned P-1 (Professional) to reduce the front setback to 95 feet from the centerline of South Belair Road and to reduce the required structural buffer along the northern property line from 10 feet to approximately 3 feet minimum. The property is within the Belair Road Corridor Protection Overlay District.

Adjacent properties are zoned R-2 Residential to the north and west, P-1 Professional to the south, and C-2 General Commercial across South Belair Road. The subject property is zoned P-1 Professional. Additionally, a 40' drainage & utility easement is to the west of the property. The property was rezoned in 2012 (RZ12-04-01). However, no variances were applied for at that time and the current owners are required to apply for variances to occupy the building. It appears that this rezoning was speculative and the previous owner left the future development of the lot up to the buyer of the property, including any variances that would be needed to use the building as is.

The first variance requested by the applicant is to Section 90-98 *List of Lot & Structure Requirements* to reduce the front setback to 95 feet from the centerline of South Belair from the required 125 feet. This request is due to the existing, formerly residential, building on the property that is within the required front setback. According to County records this building was constructed in 1967, prior to the existence of the County Code of Ordinances which was written in 1979. The applicant has provided the rationale that it would be difficult to move the building in its current location. Staff is comfortable with this request due to the age of the building and impracticalities of moving the existing building.

The second variance requested by the applicant is to Section 90-139 *Buffers* to reduce the buffer along the northern property line from 10 feet to a minimum of 3 feet. The rationale provided by the applicant is that with the orientation of the building and the placement of the required access drive to



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Variance

the parking at the rear there isn't enough space to have the full 10 foot wide structural buffer. Additionally, the applicant is providing a 6' high vinyl privacy fence meeting Belair Road Corridor Protection Overlay District standards the length of the property line with the adjacent residential property. Staff is in agreement that the location and width of the access drive poses difficulty with establishing a full width buffer. However, plantings suitable to the reduced buffer should be provided by the applicant.

Staff recommends **approval** of the variance to Section 90-98 *List of Lot & Structure Requirements* for Tax Map 073A Parcel 167, 0.463 +/- acres located at 227 South Belair Road, currently zoned P-1 (Professional) to reduce the front setback to 95 feet from the centerline of South Belair Road and **approval with condition** of the variance to Section 90-139 *Buffers* to reduce the buffer along the northern property line to a minimum of 3 feet.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Condition:

Planning:

Landscaping suitable to the reduced buffer shall be planted within the buffer and approved by Columbia County during site plan review. Additionally, the rear natural buffer shall be supplemented as needed to provide privacy to adjacent residential property.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Fire Marshal:

To comply with applicable fire codes.

Environmental:

State Waters are present within 200 feet of this property. There is an established 25-foot buffer from the edge of wreded vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Planning:

Conditions supplement but do not eliminate other code requirements which pertain to site development. No additional variances from code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Criteria for Evaluation of Variance Proposal

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

The location of the building on the lot is not unique compared to other properties of similar age in the vicinity along South Belair Road. Many of the properties, whether they are zoned commercial, residential, or professional, are located within the front setback of South Belair Road due to their age. In regards to the request for the reduced buffer, the proposed location of the access drive is the only practical solution to access the parking at the rear of the building. This does impact the buffer on that side and necessitates the reduction in the buffer. Most other properties in the area would face a similar issue.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

The variance to the front setback and buffer is required to use the property. In addition, the property was rezoned in 2012 without the requested variances. The applicant could demolish the building and start over, but this is not feasible at this time, nor is it to relocate the building.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

There are not any topographical or other conditions present on the site that staff is aware of.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The variance to the front setback poses little, if any, detriment to the public welfare or neighborhood. The reduction in the buffer adjacent to residential property is of concern, but a professional use is low impact in nature and the applicant is complying fully with the required structural component of the buffer.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

In staff's opinion the applicant has provided sufficient evidence that the variance should be recommended.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.



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Variance

7. Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.

So noted.

